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Tarrant County Texas

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6/10/2010 4:08 PM

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RATIFICATION OF OIL, GAS AND MINERAL LEASE

THE STATE OF TEXAS §
 COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

WITNESSETH:

WHEREAS, on September 24, 2008, **THERESA NGUYEN** ("Lessor" whether one or more), entered into a Three (3) Year No Surface Use Oil and Gas Lease with **PALOMA BARNETT, LLC** ("Lessee" whether one or more), covering land located in Tarrant County, Texas, as evidenced by Memorandum of Oil, Gas and Mineral Lease which was recorded as Tarrant County Clerk Document No. D208393939, Official Public Records, Tarrant County, Texas, (the "Lease"), covering the following described tract of land, to-wit:

0.233 acres, more or less, situated in the Hiram Blackwell Survey, A-149, and being Lot 2, Block 9, of Stoneridge First Installment, an addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-50, Page 61, Plat Records, Tarrant County, Texas

WHEREAS, at the time the Lease was entered into, **Quong M. Nguyen**, also owned an interest in the property; and,

WHEREAS, at this time Lessee, its heirs and assigns, desire(s) to have **Quong M. Nguyen**, adopt, ratify and confirm said Lease and all of the terms and provisions thereto.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned do(es) hereby adopt, ratify and confirm the Lease as to all of its terms and provisions therein and do(es) hereby lease, grant, demise and let the interest of the undersigned in the land covered by the Lease unto Lessee, it's successors and assigns, in accordance with all of the terms and provisions of the Lease as fully and completely as if the undersigned had originally executed, acknowledged and delivered the same to Lessee.

The undersigned hereby further declares that the Lease in all of its terms and provisions, is a valid and subsisting Oil and Gas Lease, and declares that said Lease is binding upon the undersigned, its heirs, legal representatives, successors and assigns.

In the event of a conflict between the provisions contained in this instrument and any other provisions contained in the Lease, the provisions contained in this instrument shall prevail to the extent of such conflict; in all other respects the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument is executed as of the date of acknowledgment of the signature below, but shall be deemed effective for all purposes as of the date of the lease.

LESSOR:

Quong M. Nguyen
Quong M. Nguyen

in

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF TEXAS

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COUNTY OF TARRANT

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This instrument was acknowledged before me on the 25th day of May, 2010, by Quong M. Nguyen.

in



Brenda Hampton Higgins
Notary Public, State of Texas

Notary's Name Printed:

Notary's Commission Expires: